SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/37/93 Received:20-JAN-93 Type:FULL

Name: Mr & Mrs T Pearce
Market House
Stonegate
Cowbit, Spalding
Lincs, PE12 6AH

Agent: M E Cresswell
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Chalet bungalow and detached garage

Location : 4 Monkshouse Court Spalding
Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The site shall be landscaped in accordance with the approved landscaping scheme referenced H16/0235/89.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The preserved walnut tree shall be protected during construction work by a substantial fence, 1.5 metres high and constructed 2 metres outside the drip line of the tree, details of which shall be submitted to and approved by the Local Planning Authority before the fence is constructed and it shall be erected before construction work begins. No site huts shall be erected within the crown spread of the trees. No materials, including fuels, shall be stored within the crown spread of the trees and no development shall be carried out under them. No burning of goods shall take place within 3 metres of the crown of the trees and no services shall be routed under the crown spread of the trees.

SOUTH HOLLAND DISTRICT COUNCIL

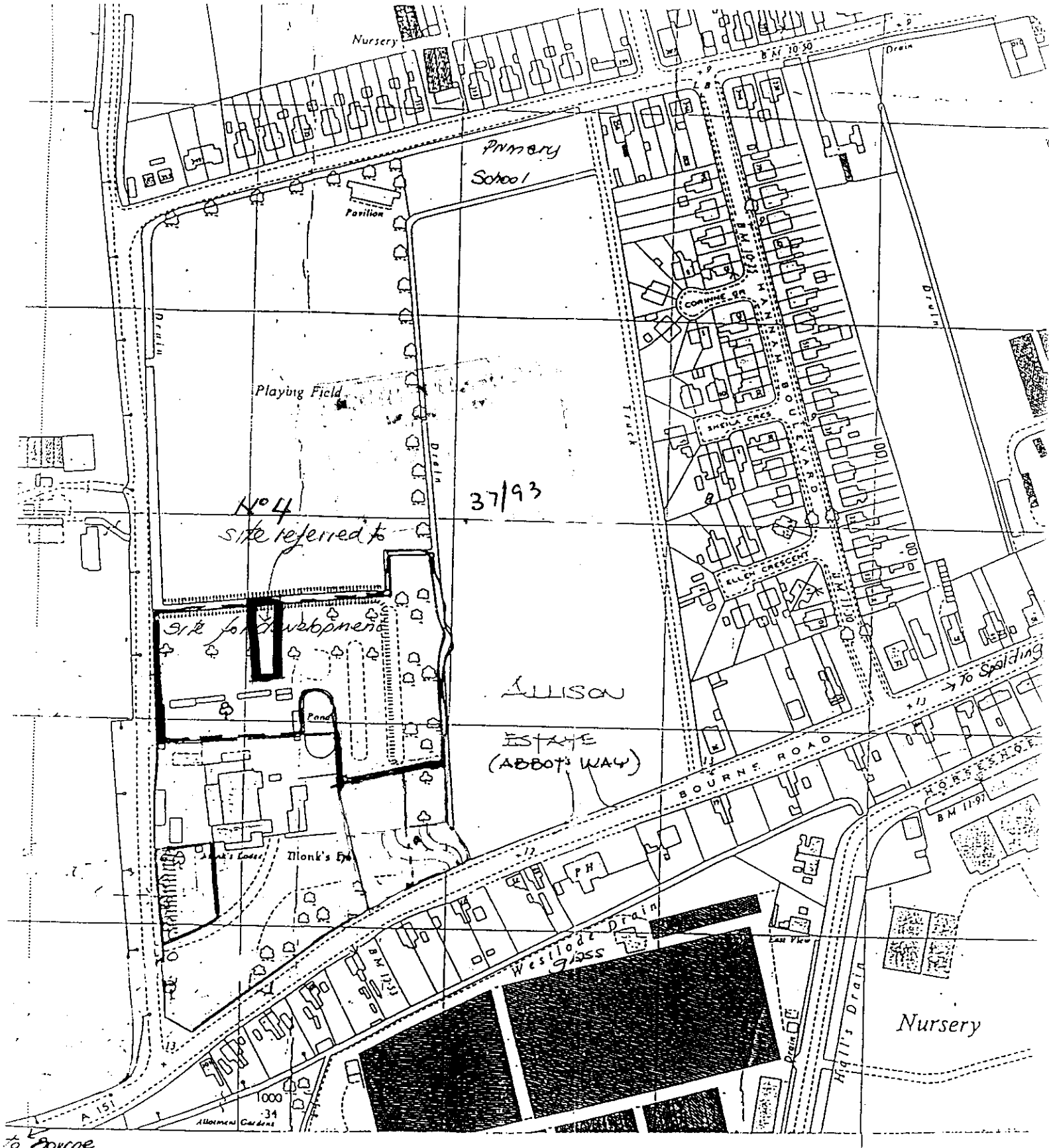
Reason: To protect the preserved trees in the interests of amenity.

Director of Planning and Building Control Services
23-FEB-93 H16/37/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



PROPOSED DEVELOPMENT AT MONKS HOUSE SPALDIN

Scale 1:2500

P.C. ARNOLD GROUP

AREA OF BACK LAND 2.2 ACRES APPROX

M.E.CRESSWELL
ARCHITECTURAL DESIGN
HORSESHOE BRIDGE
SPALDING LINCS
PE11 3JA
TEL 0775 723656

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0037/93

Date Registered 20 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR+MRS T. PEARCE
MARKET HOUSE
STONEGATE
CONBIT. SPALDING. PE12 6AH

Tel. No. 94 380 514

NAME AND ADDRESS OF AGENT

(if form completed by agent)

M.E. CRESSWELL MBIAT
HORSESHOE BRIDGE
SPALDING.
PE11 3JA

Tel. No. 0775 72 3656

(Personal contact name) Mary Cresswell.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

4 MONKSHOUSE COURT · SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHALET BUNGALOW & DETACHED GARAGE.

Please complete

Signed. M E Cresswell. Date 20 JANUARY 93

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of — If you consider no fee is payable include a written explanation instead.

previous application No. H16/1015/92

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [✓]

A. Please state Reference Number of outline permission. H16/0166/87
B. *Please state which reserved matters are dealt with in* this application. DETAILED DESIGN
Now complete Part 4 only 2a) 2.

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. *Please state Reference Number of pervious permission*
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	☐	If so, how many:
(ii) Other new building(s)	☐	
(iii) Alterations or extension	☐	
(iv) Change of use	☐	

4. A. If building works are proposed, please state extra floor space to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: 6.2 metres
(b) max. length: 15.5 + 13.2. metres
(c) max. width: 7m. + 5m. metres

C. Please state type and colour of materials for facing external walls: EEC COUNTRYSTONE (weathered buff)

D. Please state type and colour of roofing materials. EEC COTSWOLD SLATES

E. Has a survey of the site been undertaken? State Yes or No YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☐

or

B. There will be a new or altered access to a public road ☐ ➡ If so, name of road:
Will there be—
Individual access(es) ☐
New estate road ☐

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ☐

B. The proposal does involve the felling of one or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	☐	➡ If so, **please give details in Part 6**
The proposal affects a listed building	☐	
The proposal affects a public right of way	☐	
The proposal is known to affect contaminated or filled land	☐	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	☐	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	☐	➡ Date: Consultee(s)
Is this application related to a previous submission?	☐	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary. Previous application was part-chalet structure. Consent granted 6 Nov. 1992.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNERS

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed A.R.C. Cresswell ~~(Applicant~~ / Agent) Date 20.1.93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate '.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed A.R.C. Cresswell ~~(Applicant~~ / Agent) Date 20.1.93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PDM
Date 28-1

Notice posted by PDM
Date 28-1

Resident Notices required

Sent | Delivered

Case Officer Conclusions

long site on apex of bend, fenced to left, wall to north. T.P.O'd tree on adjacent plot to left, building with dormers on plot to right.

RECOMMENDATION

COMMITTEE		DELEGATED
Departure from Policy	.....	Case Officer PDM.....
Ward Member request	.....	Senior Officer TM.....
Recommend approval against material objection	.....	Case Officer Recommendation
Other circumstance viz:	.....	Approve / Refuse
(1) TL1		Signed PDM 19-1

2 The site shall be landscaped in accordance with the approved landscaping scheme referenced H16/0235/89.

SC4

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

SC27

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The preserved walnut tree shall be protected during construction work by a substantial fence, 1.5 metres high and constructed 2 metres outside the drip line of the tree, details of which shall be submitted to and approved by the Local Planning Authority before the fence is constructed and it shall be erected before construction work begins. No site huts shall be erected within the crown spread of the trees. No materials, including fuels, shall be stored within the crown spread of the trees and no development shall be carried out under them. No burning of goods shall take place within 3 metres of the crown of the trees and no services shall be routed under the crown spread of the trees

SC8

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ___ Highway S/W ___ Agric appraisal ___

Other ___

Precise details, for non-standard direction: Ag roads to be changed to Full. Outline Can Proceed

Senior Officer authorised: _____ Sent: _____

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: _____

Further direction: Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

PM 25-1 must be FULL

		Requested	Sent
Extra Publicity:			
	Departure	_____	_____
	Setting of LB	_____	_____
	Public Right of Way	_____	_____
	Discretionary	_____	_____
Extra Consultations:			
	Dept of Transport	_____	_____
	Environmental Serv.	_____	_____
	LB/Cons. Area - Local	_____	_____
	- Local & National	_____	_____
	- English Heritage	_____	_____
	Consultant Name _____ _____		_____ Order No ___
	Other:	_____	_____

Case Officer

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 20 JAN 1993

Registration

Reference H16/0037/93

Cross-Ref R

Date 21/1/93

Validation

TYPE RM

Earliest permission

Site area

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type H16/1015/92

Correct fee NIL

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref H16/0166/89?

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 200

OS No's

Grid ref 523100 322250

Ward T

Parish Spalding

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO Ye

Inside IBD Yes

Inside LP area Yes

Linked to site 1015/92,

Ref 839

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/37/93 Type: FULL

Applicant: Mr & Mrs T Pearce
Tel: 94 380514

Agent: M E Cresswell
0775 723656

Description: Chalet bungalow and detached garage

Location: 4 Monkshouse Court
Spalding
Lincs

Valid date: 20-JAN-93
Target dates:
To case officer 27-JAN-93
Inspected by 30-JAN-93
Extra contacts 03-FEB-93
Report if not clear by 24-FEB-93

Terminal date: 17-MAR-93
Target Committee: 09-MAR-93
Report deadline: 23-FEB-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	26-JAN-93	09-FEB-93
Cllr Mrs A M Newton	0775 762210	26-JAN-93	09-FEB-93
Cllr R C West	0775 760231 (Of	26-JAN-93	09-FEB-93
Site/Press Advert MIN		28-JAN-93	18-FEB-93

L.C.C - Ops Attached JCB 28/1/93

SITE DETAILS

Grid ref: 523100 322250
OS Sheets: 200 Parcel:

SPALDING T.P.O. No 21. 1955

FIRST SCHEDULE

Tree Specified Individually
(encircled in black on the map)

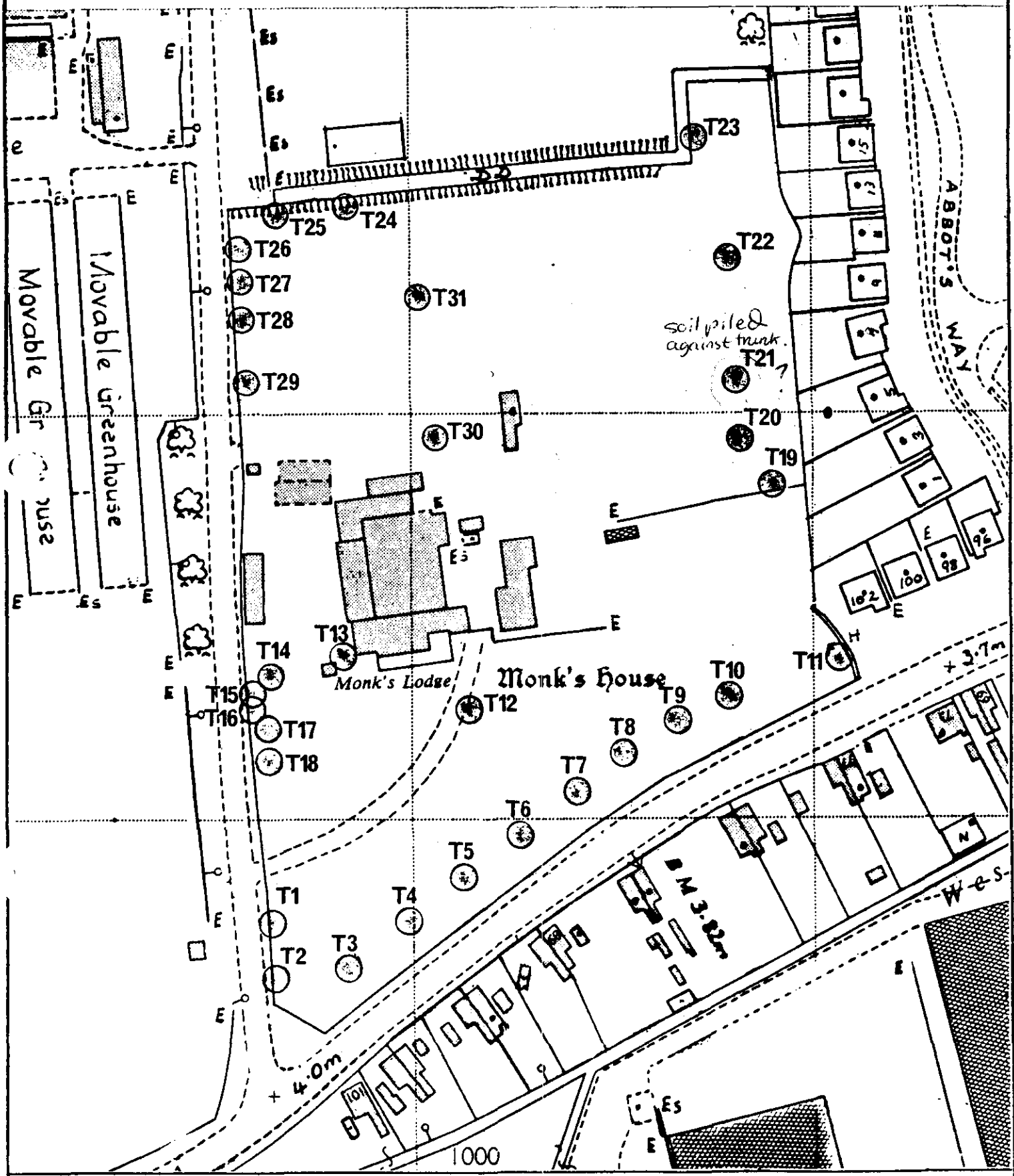
No. on Map	Description	Situation
T1	Birch	South West of grounds of Monks House, fronting onto Monks House Lane.
T2	Copper Beech	
T3	Lime	Southern Boundary of grounds of Monks House, fronting onto Bourne Road.
T4	Lime	
T5	Lime	
T6	Lime	
T7	Lime	
T8	Lime	
T9	Copper Beech	
T10	Walnut	
T11	Hawthorn	South East Corner of grounds of Monks House, adjoining west boundary of 102 Bourne Road.
T12	Walnut	Within the grounds of Monks House.
~~T13~~	~~Ash~~	~~Adjacent to west wall of Monks House Lodge.~~
T14	Ash	On west boundary of grounds of Monks House fronting onto Monks House Lane.
~~T15~~	~~Sycamore~~	
~~T16~~	~~Sycamore~~	
T17	Oak	
T18	Sycamore	
T19	Chestnut	Adjacent to East boundary of grounds of Monks House.
T20	Chestnut	
T21	Chestnut	
T22	Chestnut	
T23	~~Birds~~ Birch	On North boundary of the grounds of Monks House, adjacent to Monks House Playing Field.
T24	Ash	
T25	Pine	
T26	Ash	On the west boundary of the grounds of Monks House, fronting onto Monks House Lane.
T27	Birch	
T28	Ash	
T29	Ash	
T30	Walnut	Within the grounds of Monks House.
T31	Walnut	

Trees Specified by References to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
None		

Mentioned soil problem (T21), to Mr. R. Staton - Building Control. - also fence around walnut tree. T31.

SOUTH HOLLAND DISTRICT COUNCIL



(SPALDING) TREE PRESERVATION ORDER No.21. 1985

PLAN No	
SCALE	1:1250
DATE	AUGUST '85
BASE	TF 2322

B.SMITH M.R.T.P.I.
District Planning Officer

Check trees. .

17/94

N8

TOWN AND COUNTRY PLANNING ACT 1971

APPROVAL REQUIRED BY CONDITION OF PLANNING PERMISSION

APPLICATION REF: H16/0166/87/CI

DATE RECEIVED: 27/2/87

APPLICANT: P C Arnold
Monks House
Bourne Road
SPALDING
Lincs

AGENT: M E Cresswell
Horseshoe Bridge
SPALDING
Lincs

DESCRIPTION OF ORIGINAL DEVELOPMENT : Residential development of land

LOCATION: Monks House Lane, Spalding

DETAILS SUBMITTED : Works upon trees covered by Spalding TPO 21

The South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED in respect of the above details for the purpose of the conditions imposed on the grant of planning permission, subject to any condition(s) set out below.

District Planning Officer
28th April 1939

This approval refers only to that required under the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

;ONDARY BMISSION

AM and 2 PLANS REQUIRED

For office use only
Application No. H1C/166/87/C1
Date registered 27/2/87
Grid reference

ease complete in block letters
AME AND ADDRESS OF APPLICANT
P. C. ARNOLD
MONKS HOUSE
BOURNE RD.
Tel. No. SPALDING

NAME AND ADDRESS OF AGENT
(if form completed by agent)
M.E CROSSWELL. ARCHITECTURAL DESIGN
HORSESHOE BRIDGE
SPALDING
Tel. No. 3656 (Contact

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
MONKS HOUSE LANE, SPALDING

Please complete
EARLIER APPLICATION No.
H1C/166/87

This application **cannot be considered** unless the relevant reference is stated

Please complete
I attach the necessary plans and apply for approval as described below

Signed ..... Date .....

Please complete **one only** of the following sections:

(Seperate forms must be used for Planning and Building Regulations)

1. AMENDMENTS TO PREVIOUS BUILDING REGULATION SUBMISSION

Please complete in block letters
BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

State details of amer

State drawing no's c
State officer dealing

Do the changes incl
a proposed building

If yes, drawings are likely

e Yes or No

ns purposes

NEED FILE 166/87.

Please tick **one** box

Amendment is prop
approval already gra
or
Amendment is to a proposal currently being considered ☐

JSE ONLY Date .....

submission needed ☐

ceptable as amend-
ment to previous approval ☐

Drawings acceptable as amend-
ment to current file ☐

2. AMENDMENTS TO PREVIOUS PLANNING PERMISSION

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

State details of amendments proposed

State drawing no's of the current submission

Please tick **one** box only

Amendment is proposed where permission already granted ☐

or

Amendment is to a proposal currently being considered ☐

OFFICE USE ONLY Dates .....

New planning application needed	☐	☐
Drawings acceptable as amendment to previous permission	☐	☐
Drawings acceptable as amendment to current file	☐	☐

3. APPROVAL REQUIRED BY CONDITION OF EARLIER PLANNING PERMISSION

Either: The application is for approval of details required by a condition ☑

If so, state which details are submitted

(Note: for approval of reserved matters you should not use this form. Ask for Planning Application forms)

Works upon trees covered by Spalding TPO 21

or: The application is for approval to action restricted by a condition ☐

If so, describe what is proposed

State drawing no's relating to the current submission

State condition no. under which the application is required no. 7

OFFICE USE ONLY

Consultations needed:

Sent	Expiry	Received

Details acceptable: Signed ..... Date 8/3/89

6 Before any work including excavation at the access point is commenced, the road and splays shall be set out for the inspection of the Local Planning Authority, and work shall not commence until approval in writing to the setting out has been given.

Reason: To ensure that the new roadway does not harm the protected trees.

7 Before any development is commenced on site, a detailed scheme of works for the necessary lopping or pruning of any of the protected trees and for the protection of trees during building work shall be submitted to and approved by the Local Planning Authority, and these works shall subsequently be carried out by a qualified arboriculturist in accordance with B.S. 3998 1966 'Recommendations for Treework'.

Reason: To ensure that the new development does not harm the protected trees.

8 Before any development is commenced, detailed plans of the surfacing and treatment of the road and footpath shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

9 Before any work is commenced on the dwellings, the surface water drain and foul sewer connections through 5 Abbots Way shall be carried out and the sewer and drain laid back into the site.

Reason: To ensure that an adequate connection is made on land outside the ownership of the applicant.

10 The alignment of the foul and surface water drains shall be amended so as to be at least 5m from the trunks of any of the protected trees.

Reason: To ensure no damage is caused to the trees.

11 The dwellings at the northern end of the estate shall be single storey only.

Reason: To protect amenities of adjoining residents.

12 The road and footways shall be laid out and made up in accordance with a specification, programme and details to be approved by the Local Planning Authority in consultation with the County Council Highways Department and in any event shall be so constructed that by the time any dwelling erected on the land is occupied, there shall be direct connection from it completed to the approved specification [illegible] carriageway and footway wearing courses to an existing highway and the carriageway and footway wearing courses shall be completed not later than three months from the date upon which construction is commenced of the penultimate dwelling to which the permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

out

N4

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

REFERENCE : H16/0166/87

DATE RECEIVED : 18 2 87

APPLICANT : P C Arnold Esq
Monks House
Bourne Road
SPALDING
Lincs

AGENT : M E Cresswell
1 Green Lane
SPALDING
Lincs

TYPE : Outline GRID REF : 523150 322250

DESCRIPTION : Residential development of land

LOCATION : Monks House Lane, Spalding

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 41 of the Town and Country Planning Act 1971

2 a) The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously unless the prior written consent of the Local Planning Authority is obtained for separate submissions, and no development to which they relate shall be carried out until these matters have been approved, viz:

1) Detailed drawings of the estate layout to a scale of not less than 1:500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.

Cont/

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

4) Detailed drawings to a scale of not less than 1:500 of a landscaping scheme showing the following details:
   (i) the positions, heights and species of existing trees;
   (ii) proposals for felling or retention of existing trees;
   (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees and shrubs;
   (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;
   (v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

b) Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. Screen walls and fences included in the approved scheme, together with trees and shrubs which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. The trees, shrubs and bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses made good during that period.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved is required in the interests of visual amenity of the estate.

3 The landscaping scheme required under the above condition shall provide for an adequate screen of planting to safeguard the views of Monks House from Bourne Road.

Reason: To safeguard the setting of Monks House.

4 The design and finish of the dwellings shall be such as to avoid [illegible] views of Monks House from Bourne Road.

Reason: To safeguard the setting of Monks house.

5 The [illegible] and kerb at the entrance off Monks House Lane shall be set back to give clearance from the trunks of the 2 adjoining protected trees and the reconstruction splays may be deleted for this purpose.

Reason: To ensure that the new roadway does not harm the protected trees.

Cont/

6 Before any work including excavation at the access point is commenced, the road and splays shall be set out for the inspection of the Local Planning Authority, and work shall not commence until approval in writing to the setting out has been given.

Reason: To ensure that the new roadway does not harm the protected trees.

7 Before any development is commenced on site, a detailed scheme of works for the necessary lopping or pruning of any of the protected trees and for the protection of trees during building work shall be submitted to and approved by the Local Planning Authority, and these works shall subsequently be carried out by a qualified arboriculturist in accordance with B.S. 3998 1966 'Recommendations for Treework'.

Reason: To ensure that the new development does not harm the protected trees.

8 Before any development is commenced, detailed plans of the surfacing and treatment of the road and footpath shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

9 Before any work is commenced on the dwellings, the surface water drain and foul sewer connections through 5 Abbots Way shall be carried out and the sewer and drain laid back into the site.

Reason: To ensure that an adequate connection is made on land outside the ownership of the applicant.

10 The alignment of the foul and surface water drains shall be amended to be at least 5m from the trunks of any of the protected trees.

Reason: To ensure no damage is caused to the trees.

11 The dwellings at the northern end of the estate shall be single storey only.

Reason: To protect amenities of adjoining residents.

12 The road and footways shall be laid out and made up in accordance with a specification, programme and details to be approved by the Local Planning Authority in consultation with the County Council Highways Department and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed not later than three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

Cont/

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0037/93.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

4 Monksthouse Court, Spalding

3. Name, classification and number of road

UC

4. Date application referred 28-1-93

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Bungalow.

7. Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

Delete as appropriate

a. Does not wish to restrict the grant of permission.

~~b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.~~

c. Requests that the local planning authority refuse the application (reason overleaf).

~~d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date: 28/1/93 Signed: [signature]
Director of Highways and Planning

A Member of the British Institute of Architectural Technicians.

26th January 1993.

The Director of Planning
South Holland District Council
Priory Road
Spalding.

For the attention of Mrs A.Maxwell.

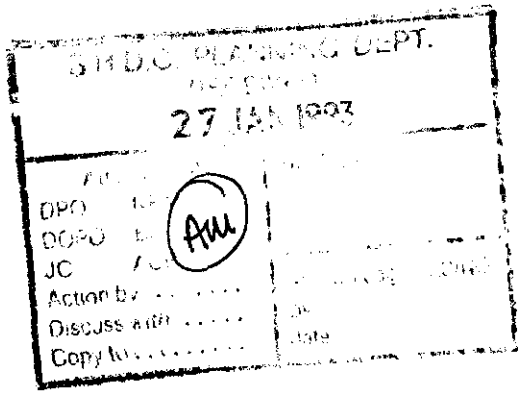
Dear Sir,

Proposed chalet,4 Monkshouse Court,spalding
for Mr and Mrs T.Pearce.
Planning reference; H16/0037/93.

I wish to confirm that the above application dated 20th January 1993 was submitted inadvertantly under "Reserved Matters" and should be amended to "Full Planning " submission.

Yours faithfully,

M.E.Cresswell.



NORTH

W

E

S

playing field.

D

close boarded fence.

site of old moat

T24

Inf. 15x17 garage + store

approx 10.5 (34'6")

Soakaway

17.00

58 min.

conservatory

16.95

house

43 m. approx x end of fence

1.c.

STOP

35.1 approx.

Bedroom 2.73

1.3

proposed closet/lounge ext.

3.18

Sitting room bungalow

1.2 high boundary wall

approx 42.7 m x wall

Terrace

1.2 high fence

BH1

28 min drive

1.2 high brick wall

17.1m.

11 metres

circular path to front door

Parking

Walnut (T31) canopy

drive

1.2 high wall

Terrace

PLOT 3.

PLOT 4

PLOT 5.

shrubs + banking

approx 21m from road edge

Lonicera hedge H.

lamp

1.8 footpath

grass + banking

Connect to sewer

SOUTH PL[illegible] 20 [illegible] 993

REF. 0037/93

MONKSHOUSE COURT · siting and landscaping · Aug. 92

Scale 1:200.

plots 3, 4 and 5. (Plot 4 amended Jan. '93) McCrossell.